

District of Maple Ridge

**PUBLIC HEARING**

September 18, 2007

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on September 18, 2007 at 7:00 p.m.

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**PRESENT**

*Elected Officials*

Mayor G. Robson  
Councillor E. Daykin  
Councillor J. Dueck  
Councillor A. Hogarth  
Councillor C. Speirs  
Councillor K. Stewart

**ABSENT**

Councillor L. King

*Appointed Staff*

J. Rule, Chief Administrative Officer  
C. Marlo, Manager of Legislative Services  
F. Quinn, General Manager, Public Works and  
Development Services  
J. Pickering, Director of Planning  
C. Goddard, Manager of Development and  
Environmental Services  
M. Murray, General Manager of Community  
Development, Parks and Recreation Services  
A. Gaunt, Confidential Secretary

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Mayor Robson called the meeting to order. The Manager of Legislative explained the procedure and rules of order of the Public Hearing. She advised that in accordance with the Community Charter, once a Public Hearing item is closed, no further input into that item can be received by the Municipal Council until they are either adopted or defeated. The bylaws will be considered further at the next Council Meeting on September 25, 2007.

The Mayor then called upon the Manager of Development and Environmental Services to present the following items on the agenda:

**1a) RZ/088/06**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6504-2007**

**LEGAL:** Lot 22, Section 16, Township 12, New Westminster District, Plan 39988

**LOCATION:** 11237-236 Street

**PURPOSE:** To amend Schedule "B" of the Official Community Plan.

**FROM:** Urban Residential and Conservation

**TO:** Urban Residential and Conservation (shown hatched)

**1b) RZ/088/06**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6498-2007**

**LEGAL:** Lot 22, Section 16, Township 12, New Westminster District, Plan 39988

**LOCATION:** 11237-236 Street

**FROM:** RS-3 (One Family Rural Residential)

**TO:** R-1 (Residential District)

**PURPOSE:** To permit a 14 lot subdivision

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Submitted Information
- Site Plan

The Manager of Legislative Services advised that no correspondence had been received on this item.

**Rick Wright**

Mr. Wright raised concerns about the impact of additional traffic from this development on Gilker Hill Road and other roadways in the area. He stated that these roads have not been improved to allow for the increase in traffic. He asked whether the land dedicated as park will include trails.

The General Manager of Community Development, Parks and Recreation Services advised that due to the dedicated land being classified conservation area, trails will not be considered unless there was indication that a trail will provide an easy access route to the school.

There being no further comment, the Mayor declared this item dealt with.

2) **RZ/104/04**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6497-2007**

**LEGAL:** Lot 8, Section 19, Township 15, New Westminster District, Plan 8097

**LOCATION:** South East corner of 124<sup>th</sup> Avenue and 264<sup>th</sup> Street

**FROM:** RS-3 (One Family Rural Residential)

**TO:** RS-2 (One Family Suburban Residential)

**PURPOSE:** To permit an 8 lot subdivision

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Site Plan
- Submitted Information

The Manager of Legislative Services advised that no correspondence had been received on this item.

**Bill Archibald**

Mr. Archibald outlined an existing horse trail in the area and asked to have an easement on the property designated as a horse trail leading to Blue Mountain.

There being no further comment, the Mayor declared this item dealt with.

3) **RZ/040/06**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6484-2007**

**LEGAL:** Lots 3, 4 & 5, Section 17, Township 12, New Westminster District, Plan 22046

**LOCATION:** 11929, 11935, 11943 Burnett Street

**FROM:** RS-1 (One Family Urban Residential)

**TO:** RM-2 (Medium Density Apartment Residential)

**PURPOSE:** The permit the construction of a 65 unit apartment building.

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Submitted Information

The Manager of Legislative Services advised that correspondence opposing this application was received from Allen Lees and Marlene Lees and correspondence expressing concern regarding parking was received from Arlene Clark.

**Rick Wright**

Mr. Wright questioned whether a traffic impact study for this area includes upgrades to Burnett Street, Loughheed Highway and Dewdney Trunk Road to deal with the additional residents. He expressed concern about the impact of the increased number of commuter cars to the existing traffic situation and asked if improvements to intersections and connecting roads will be made. He also asked whether a breezeway through to 228<sup>th</sup> Street will be provided to allow residents to access the complex via 228<sup>th</sup> Street as well as Burnett Street.

The Manager of Development and Environmental Services indicated that a breezeway had not been included with this application, however, he stated that future potential for redevelopment of another site did exist and that a pedestrian connection may be created in that location.

There being no further comment, the Mayor declared this item dealt with.

**4a) RZ/102/03**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6499-2007**

**LEGAL:** The North East Quarter, Section 11, Township 12, Except: Firstly: Part Subdivided by Plan 23771; Secondly: Parcel A (Statutory Right of Way Plan LMP1489); New Westminster District

**LOCATION:** 25274 Bosonworth Avenue

**PURPOSE:** To amend Schedule "B" of the Official Community Plan.

**FROM:** Forest and Suburban Residential

**TO:** Suburban Residential and Conservation (shown hatched)

**4b) RZ/102/03**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6500-2007**

**LEGAL:** Lot 9, Section 11, Township 12, New Westminster District, Plan 1363 and The North East Quarter, Section 11, Township 12, Except: Firstly: Part Subdivided by Plan 23771; Secondly: Parcel A (Statutory Right of Way Plan LMP1489); New Westminster District

**LOCATION:** 25274 Bosonworth Avenue and 25183 108 Avenue

**FROM:** A-2 (Upland Agricultural)

**TO:** RG-2 (Suburban Residential Strata) and P-1 (Park and School) shown hatched

**PURPOSE:** To permit the development of 106 single family bare land strata lots and the creation of park area as designated in OCP.

The Manager of Legislative Services advised that correspondence in favour of this application was received prior to 4:00 p.m. from:

Angela Cho  
Brian Ungless  
Mat Paulic  
Lindsay Ayre  
Mike and Karen Hsu  
Rob Poole  
Daniel Dusault

Bob and Rosslyn Poole  
Renato and Linda Paulic  
Ron and Alma Jones  
Scott and Sonia Jones  
Terry and Michelle Ruppel  
John Buckle  
and a petition in favour with 19 signatures

The Manager of Legislative Services advised that correspondence opposing this application was received from:

Mike Gildersleeve  
Shirley Jones and Gloria Morrisette  
Dr. Jamile Ahmed  
and a petition opposing with 8 signatures

She also advised that correspondence had been received from Wendy DaDalt, Metro Vancouver Parks East Area Manager and Bill Archibald, Haney Horsemen. Two additional pieces of correspondence in favour of the application had been received from Gail Lazeo and Frank and Karen Knittel after 4:00 p.m. and had not yet been circulated to Council.

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Submitted Information

The General Manager of Community Development, Parks and Recreation Services provided details of the park dedication condition of the application.

**Ron Boyce – Applicant Representative**

Mr. Boyce gave a power point presentation which provided a detailed overview of the proposal.

**Mark Adams, EnviroWest – Applicant Consultant**

Mr. Adams provided a detailed plan of the proposed storm water management system.

**Scott Goodman**

Mr. Goodman stated that he is opposed to this type of development and indicated that he felt it did not serve the best interest of the public. He expressed that the dedication of land for park is not a sufficient reason to approve such an application, when the land being dedicated is too steep to build on and when the potential effect of this proposed development on downstream properties was unknown. Mr. Goodman advised that he has established a baseline for the well on his property and will be monitoring changes. He also expressed concern that the approval of this application will create further similar development and create density in an area where it is not needed.

**Andres Schneiter**

Mr. Schneiter stated that he opposed this application. He expressed that significant forested area will be lost and that the water supply to other properties in the area will be impacted. He raised concerns about the increase in traffic during and after the development prior to road improvements, the location of a large septic field on a hill and spoke to the steep terrain of the designated park area and its lack of suitability for building.

**Dave Kuran**

Mr. Kuran spoke in opposition to the rezoning application. He indicated that the well on his property is within 300 m of the development and that he had not been contacted nor had his concerns been addressed. He stated that the land designated as park is not suitable for building and raised concerns over the impact of the clear cutting of 160 acres of forest. Mr. Kuran expressed misgivings in regard to the proposed septic field and its impact on the well on his property as well as on groundwater and creeks throughout the area.

**Lynn Byer**

Ms. Byer indicated that she was opposed to the development. She stated that she lived downslope from this proposed development and did not wish to have the well on her property fed from an area with a sewage plant.

**Dr. Jamile Ahmed**

Dr. Ahmed stated he was opposed to the rezoning application. He expressed that the application represented 'leapfrog' development which would negatively affect residents in the area through increased traffic and noise and would impact the quantity and quality of well water on the properties downhill. He indicated that he felt that no septic system should be placed on a hilltop due to safety issues and asked that Council consider delaying this application until the area is serviced by water and sewer.

### **Franklin King**

Mr. King stated that he is in favour of the application due to the high standard of housing offered in the development, the preservation of rural area and dedication of parkland. He also stated that his property would be connected to the municipal water system by the applicant and that his concerns regarding water and sewer management, forestry preservation, and environmental impact had been addressed.

### **Dr. Bob Grist**

Dr. Grist spoke in opposition to the application. He stated that water quantity and quality should be assessed and expressed concern over the impact of a potential system failure on groundwater and the aquifer, as well as a lack of a proposal for inspection of the sewage treatment facility by those affected. He spoke to a bond required by the applicant to replace or repair the sewage system, however, he stated he was not certain as to the definition of success or failure. Dr. Grist expressed that this application should not be approved until risk management was put in place and a commitment has been made to extend the municipal water system to all neighbouring properties.

### **Virginia Kuran**

Ms. Kuran was opposed to the public hearing. She advised that although her property and well will be directly affected by the development, she had received no notification of the public hearing. She stated that the sign advising of the proposed development had been overgrown by weeds and that the notification of meeting recently placed on it could not be seen due to this. Ms. Kuran indicated that she had cleared brush away from the sign to provide visibility and expressed that she felt residents have not been properly notified about the public hearing.

### **Walter Muth**

Mr. Muth indicated that he was opposed to the application. He expressed concern regarding the impact of the proposed subdivision on the aquifer and neighbouring wells through the migration of increased contaminants, spills, lawn fertilizers and sewage into the water system.

### **Clair Byer**

Mr. Byer was opposed to the application. He expressed concerns about the impact of the septic system on wells on the 112<sup>th</sup> Avenue properties below the proposed development. He stated that although a few properties on Bosonworth Avenue will be connected to the municipal water system, water quantity on properties with wells will be reduced. Mr. Byer voiced concern about the increased traffic and the compromised safety of the street due to vehicle speed. He also asked for a further explanation of the proposed septic system from the applicant and asked if generators will power the system in the event of a power failure.

**Christian Cowley**

Mr. Cowley indicated opposition to the application. He outlined his concerns of the effect of the proposed development on the Grant Hill aquifer and the impact upon the wells of neighbouring properties. He stated that the trees on the proposed development site provided an important recharge area for the aquifer. Though complimenting Council on recent initiatives in progressive development, Mr. Cowley expressed that this application was not progressive and asked for a delay in approval until all aquifer issues had been investigated.

**Betty von Hardenberg**

Ms. von Hardenberg stated that she was opposed to the amending bylaws and the development proposal. She expressed concerns regarding increased traffic into a rural area without upgraded roadways, negative impacts of the proposed sewage treatment plant on the Grant Hill aquifer, the impact on water supply for neighbouring properties, the lack of monitoring during the treatment plant installation and the cost to Maple Ridge residents in terms of water system infrastructure. Ms. von Hardenburg also questioned why the 2006 BC Building Code was not being adhered to and stated that this proposed development was not within the urban boundary as indicated in the Official Community Plan.

**Rick Clements**

Mr. Clements stated that he had previously resided in the Bosonworth area and had campaigned against this development on a previous occasion. He now spoke in favour of the application. He expressed that the engineering on the site has addressed the groundwater and aquifer issues and that the development is an appropriate use of land in this location.

**Camila Brown**

Ms. Brown voiced her support for the development. She stated that the larger lot sizes and wider roadways contributed to a good quality development.

**Hendrick Meekle**

Mr. Meekle stated that he was opposed to this development. He expressed concerns with the number of trees being removed and a potential disaster should the proposed sewage system fail. He questioned why the urban boundary could not be changed to allow all properties in that area to connect to the municipal water system.

**Mike Gildersleeve**

Mr. Gildersleeve voiced his opposition to the development. He stated that this application is contrary to the vision of the Official Community Plan and questioned where the water and sewage from such a large development will go and how it will be dealt with. He expressed concerns with the utilization of an untested sewage treatment system in an aquifer area and wondered who will be held responsible should the system fail and municipal sewage services consequently required. He also put forward concerns with the impact of the increased traffic on the existing roadways.

**Hugh Burke**

Mr. Burke spoke in favour of the application. He expressed that Maple Ridge has been developing high density subdivisions with roads that could not sustain them and felt that this type of larger lot development was positive for the community. He stated that he felt the water management and sewage treatment systems rivaled existing systems and that the dedication of parkland was positive.

**Diana Williams - Pitt Polder Preservation Society**

Ms. Williams indicated that she was not in favour of the development. She voiced concerns over urban sprawl, tree removal, sewage treatment facilities in an aquifer area and the negative impact on wildlife. She also expressed concern over a potential sewage treatment plant failure.

**Donna Goodman**

Ms. Goodman expressed that further study should be required and challenged Council to visit residents on 248<sup>th</sup> Street and discuss the impact of tree removal on their wells. She suggested that the municipality provide water to this area.

**John Buckle**

Mr. Buckle stated that he was in support of the application. He explained that he had been asked to measure water sites, had done so under adverse weather conditions and stated that he was satisfied with the project.

**Edmonda Richter**

Ms. Richter stated that she and her husband are in support of the development.

**Stuart Pledge**

Mr. Pledge indicated his opposition to this development. He felt that this application will set a precedent in expanding the urban boundary and giving density bonuses in exchange for parkland. He wondered how accurate the water study had been in terms of flow and expressed concern over responsibility should the system fail. He also questioned the acquisition of parkland which is on the back of a hill.

**Karen Knittel**

Ms. Knittel spoke in favour of the development. She stated that she was impressed with the development in terms of preserving natural elements.

**Dr. Jamile Ahmed**

Dr. Jamile stated that those speaking in favour of this application did not reside in the area. He reiterated his concerns with the negative impact on the groundwater system.

**Scott Goodman**

Mr. Goodman suggested that if the applicant or the municipality provided road and other amenities, there would be little opposition to this development going forward. He also voiced concerns that should the sewage system proposed for this property fail, liability will be borne by the strata. He stated that this type of development did not need to be done immediately.

**Christian Cowley**

Mr. Cowley asked if the water study done by the applicant had been based on elevation appropriate water volume as previous developments have used the main town elevation for rainfall data which does not apply to upland areas. He stated that this area is bear habitat and asked how these animals would be dealt with.

The Manager of Development and Environmental Services advised that Mr. Cowley's question pertaining to the water study would be best answered by the applicant's engineer.

**Betty von Hardenberg**

Ms. von Hardenberg expressed concerns with the parkland dedicated to the municipality.

**Andre Schneiter**

Mr. Schneiter put forward his concern that the Official Community Plan boundaries were being altered only a short time after the plan was approved.

**Mike Gildersleeve**

Mr. Gildersleeve spoke to his concerns about the impact of this development on the quality and quantity of the water in the area, emphasizing that other properties in the vicinity relied on well water. He stated that issues with the development are based on concerns around neighbourhood context and stormwater management.

**Virginia Kuran**

Ms. Kuran indicated the location of her property and reiterated her concern that she had not been contacted about the public hearing nor offered a connection to the municipal water system. She indicated that the effect of runoff from the proposed development on her property was a concern as well.

**Hendrick Meekle**

Mr. Meekle stated that there was a need to plan infrastructure prior to allowing further development in this area.

**Betty von Hardenberg**

Ms. von Hardenberg questioned which party will be responsible for the development's impact on the aquifer and wells, groundwater protection, replacement of trees, damage done by trees from the public forested area, and for ensuring the use of environmentally-friendly products by residents in the proposed strata. She also wondered who would take financial responsibility should the sewage treatment system fail.

**Scott Goodman**

Mr. Goodman stated that the effluent from the sewage treatment system presented a concern.

**Christian Cowley**

Mr. Christian spoke as a member of the Agricultural Advisory Committee and indicated that area was currently zoned upland agricultural and should remain in this zone to allow for promotion and increase in the amount of agricultural land used to produce income for the municipality. He stated that this development did not fit within the community's vision in terms of density for this area.

**Dr. Jamile Ahmed**

Dr. Ahmed expressed concerns about the viability of the septic system.

**Kevin Hodgins**

Mr. Hodgins stated that he was opposed to the development. He expressed concern over the privatization of the septic system in terms of monitoring for problems and indicated that the land being dedicated should be referred to a conservation area rather than park due to its steep slope. He also suggested that due to implications of inadequate notification through signage perhaps responsibility for signage should be given to the municipality rather than the applicant.

There being no further comment, the Mayor declared this item dealt with.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor terminated the Public Hearing at 9:25 p.m.

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G. Robson, Mayor

Certified Correct

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C. Marlo, Corporate Officer